

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 23, 2011
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

Those items with an asterisk () will include consideration of the appropriate environmental document.*

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12th floor next to the Council Chambers.

ITEM – 1: ANNOUNCEMENTS/PUBLIC COMMENT - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

ITEM – 3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.
The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with the Manager's recommendation as stated in the Report to Planning Commission.

ITEM – 4: **DIRECTOR’S REPORT.**

ITEM – 5: **COMMISSION COMMENT.**

ITEM – 6: **APPROVAL OF MINUTES FROM JANUARY 13, 2011.**

ITEM – 7: *Appeal of Department’s decision on April 12, 2011*

KOOKLANI SCR – PROJECT NO. 126578

City Council District: 1

Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Kooklani SCR – Project No. 126578: An appeal of the April 12, 2011, Development Services Department decision to approve a Process 2 Substantial Conformance Reviews (SCRs) for 7451 Hillside Drive (Kooklani I) to Coastal Development Permit (CDP) No. 9047 and La Jolla Shores Planned District Permit (LJSPDP) No 9048; and 7447 Hillside Drive (Kooklani II) to CDP No. 8552 and LJSPDP No. 8554. The sites are located in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone for Coastal Impact Area, Residential Tandem Parking Overlay Zone, and Council District 1. Mitigated Negative Declaration Nos. 5281 and 3200. Report No. – PC-11-053

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: ***BAYVIEW BAPTIST CHURCH EXTENSION OF TIME – PROJECT NO. 227511**

City Council District: 4

Plan Area: Southeastern San Diego

Staff: William Zounes

Extension of Time for three years to Planned Development Permit 229297 Site Development Permit 225134 and Conditional Use Permit 229292 for a new church to include a sanctuary, chapel and classroom building with a child care facility on a 8.41 acre site located at 6100 Imperial Avenue in the SF-5000 Zone of Southeastern SD Planned District within the Southeastern San Diego Community Plan. Council

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

- ITEM – 11: **4073 KENDALL TENTATIVE MAP – PROJECT NO. 144251**
 City Council District: 2 Plan Area: Pacific Beach

Staff: Glenn Gargas

4073 Kendall Tentative Map – Coastal Development Permit and Tentative Map with a grounding of overhead utilities waiver request to convert five existing residential units to condominiums on a 0.17 acre property. The project site is located at 4073 Kendall Street in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone and within the Pacific Beach Community Plan area. The project was determined to be categorically exempt under CEQA. Report No. – PC-11-056

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

- ITEM – 12: **VERIZON WIRELESS CHOLLAS VIEW – PROJECT NO. 232285**
 City Council District: 4 Plan Area: Encanto

Staff: Simon Tse

Verizon Wireless is proposing to install a Wireless Communication Facility (WCF) at 4637 Market Street. The project is located in the Southeastern San Diego Planned District CSF-1 zone within the Encanto Community Planning area. The project consists of a total of 12 antennas completely concealed behind Fiberglass Reinforced Panel (FRP) screenings designed to appear as louvers. The equipment associated with this project is located inside a new 240 square-foot enclosure. The project is requesting a deviation to exceed the 35-foot height limit and requires a Planned Development Permit (PDP), Process 4, Planning Commission decision. The project has been exempt from California Environmental Quality Act (CEQA).

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.